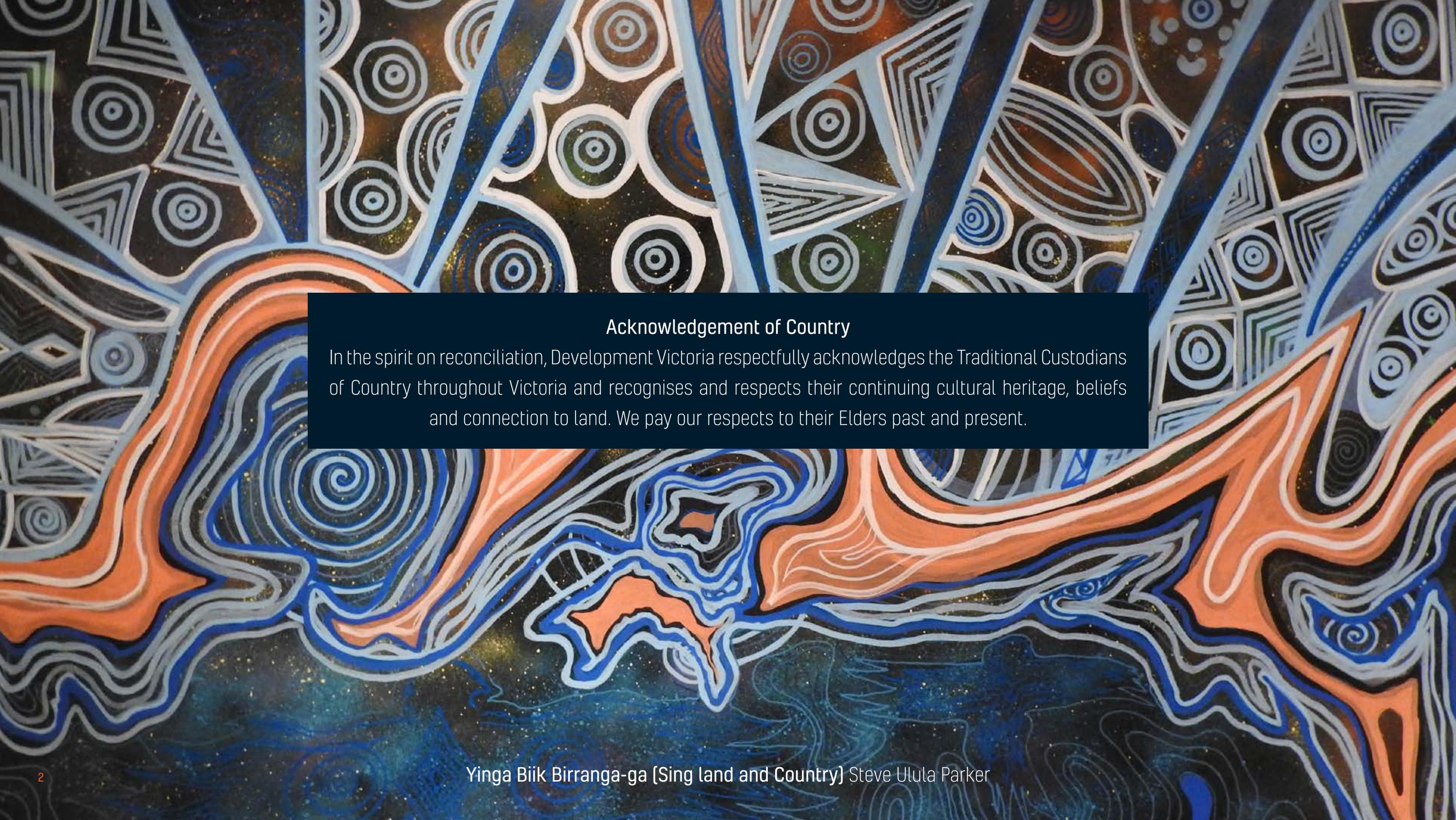


# FITZROY GASWORKS

DEVELOPMENT PLAN

FORMAL EXHIBITION OF THE DEVELOPMENT PLAN | NOVEMBER 2021





### Acknowledgement of Country

In the spirit of reconciliation, Development Victoria respectfully acknowledges the Traditional Custodians of Country throughout Victoria and recognises and respects their continuing cultural heritage, beliefs and connection to land. We pay our respects to their Elders past and present.

## About Us

At Development Victoria we're passionate about making Victoria a great place to be.

On behalf of the Victorian Government, we create thriving communities close to jobs, services and transport connections.

We create vibrant places across our state, through diverse and strategic property development and urban renewal projects.

We build great homes and communities where people and business can thrive, catering for different budgets, lifestyles and people.

Our homes are designed to be sustainable and affordable – giving more Victorians the opportunity to live where they want to be, without having to compromise on quality.

As the Victorian Government's development arm, we also revitalise iconic public buildings, create important cultural and recreational facilities and repurpose public land, for all Victorians.

We help create a better Victoria.



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The rejuvenation of the former Fitzroy Gasworks will transform an iconic urban site to create new homes and spaces for the community including a senior high school, sporting facilities and public open space.

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Development Victoria is delivering this project on behalf of the Victoria Government, consulting with the community every step of the way. We have worked with the community on the development of the vision for the site, exploring key concepts of the proposed plans and now in the refinement of the final Development Plan.

The Fitzroy Gasworks Development Plan is summarised here for public exhibition.



# VISION

Working closely with the community, a shared vision was created which will deliver an iconic urban village that includes new housing, a senior high school, a sports centre and public open space.

The Fitzroy Gasworks site offers a unique opportunity to bring together four diverse surrounding suburbs - Fitzroy, Collingwood, Fitzroy North and Clifton Hill. These suburbs will meet at the rejuvenated Fitzroy Gasworks, mixing their industrial and working-class history and contemporary cultural passions creating a new, vibrant village in the heart of inner Melbourne.

The former Fitzroy Gasworks site is an important part of Fitzroy North's industrial and social heritage and represents a significant opportunity for urban regeneration. Fitzroy Gasworks will be a whole of Government approach to urban renewal - delivering an integrated, sustainable and thriving urban village showcasing the revitalisation of a strategic inner-city site for a growing Melbourne.

## PREVIOUS ENGAGEMENT WITH THE LOCAL COMMUNITY LED TO THE FOLLOWING PROJECT PRIORITIES



SENIOR SECONDARY SCHOOL



20% AFFORDABLE HOUSING



MIXED USE



SPORTS CENTRE



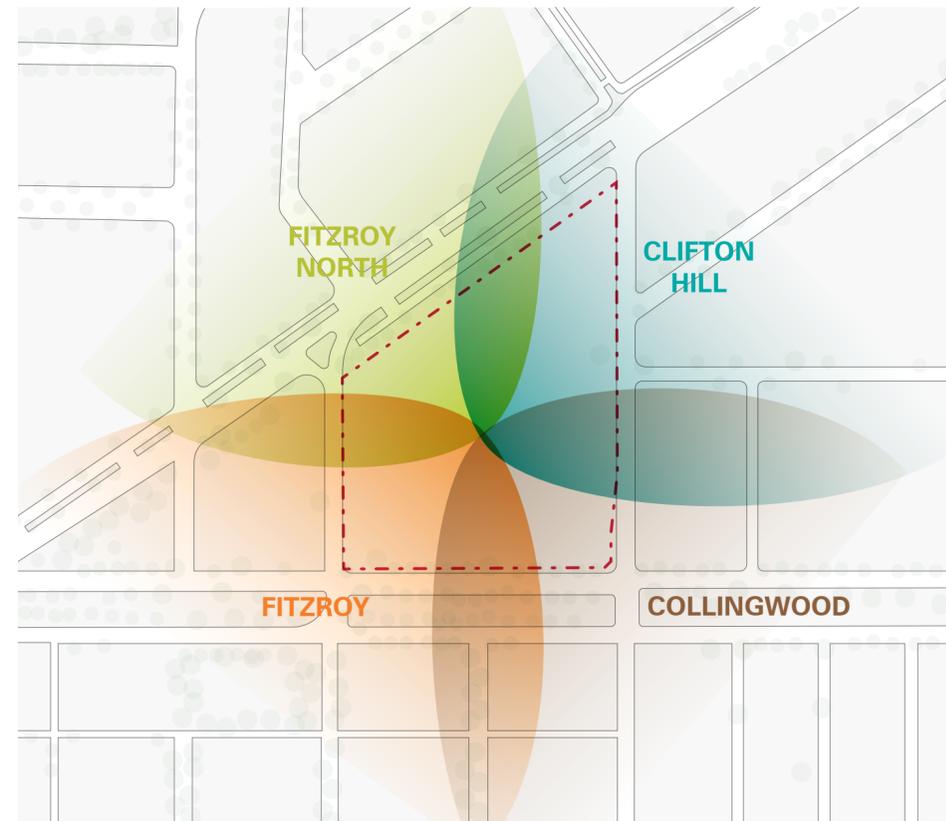
NEW HOMES



INTEGRATED INTO THE COMMUNITY



REMEDIED AND SAFE SITE



# COMMUNITY CONSULTATION

Community consultation has guided the development planning process throughout the Fitzroy Gasworks project. Development of the vision included input from the community about their aspirations for the site. The vision for the site is to create an urban village that includes new housing, a senior high school, a sports centre and open space.

As part of the previous engagement the community were presented draft concept plans. These plans included detail around the proposed building heights and massing, access and parking, proposed land uses and public open space provision. Following feedback received through the community engagement, the plans were revised to form the key elements of the draft Development Plan. In October 2019, Development Victoria presented the key elements of the draft Development Plan for further community feedback. The latest information illustrates how the feedback from previous engagement has informed the current design thinking for how the site will ultimately be developed.

Between October and November 2019, approximately 332 conversations (both online and face-to-face) were held with the public. The objective of the engagement was to raise awareness of the project and seek feedback on the key elements of the draft Development Plan. The conversation was focused around the following themes: neighbourhood context and heritage; transport and accessibility; building types and uses; public realm and landscape; and sustainability.

The feedback received was highly positive. Participants were asked to rate their level of confidence with the key elements. The average result across all key elements was the highest approval rating.

Some of the key messages that came through the engagement have been summarised below:

## KEY THEMES



### OPEN SPACE

Much support was received for the increase and design of the open space to allow great use by the broader community. The final Development Plan provides a mix of public and private open spaces, which will be publicly accessible. The combined total of open space is 16% of the site.



### HEIGHTS & BUILDING MASS

Height and building mass remain a concern for some local residents and the impact it will have on the existing neighbourhood character, however many participants were in support of the building heights having been reduced from what was presented as part of the initial concept plans for the site. The final Development Plan also includes provision for a diverse housing mix including social and affordable housing models as was highlighted in community feedback.



### ENVIRONMENTAL SUSTAINABILITY

Community feedback indicated a desire to better understand how environmental sustainability will be addressed in the Development Plan. The Development Plan targets six stars under the internationally recognised Green Star Communities framework delivering greener outcomes for waste management, energy conservation and water usage.



### PARKING

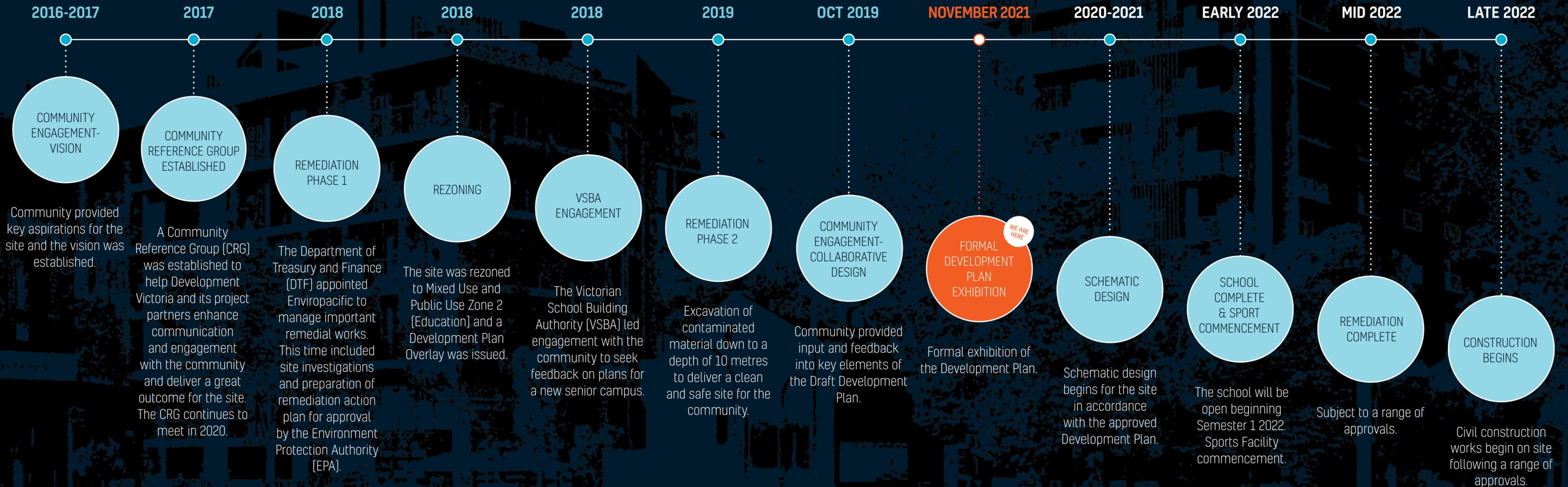
Community participants asked for careful consideration of parking provisions to both manage impacts on surrounding residential areas and to increase active transport use. In response to this feedback, cycling and pedestrian access through the site has been prioritised and car parking has been consolidated mostly underground.



### PUBLIC ART

Opportunities for public art was considered a key opportunity to activate the site and to be considered in the future use of the Valve House. These ideas have been included in the final Development Plan.

# PROJECT TIMELINE



# SITE DESIGN

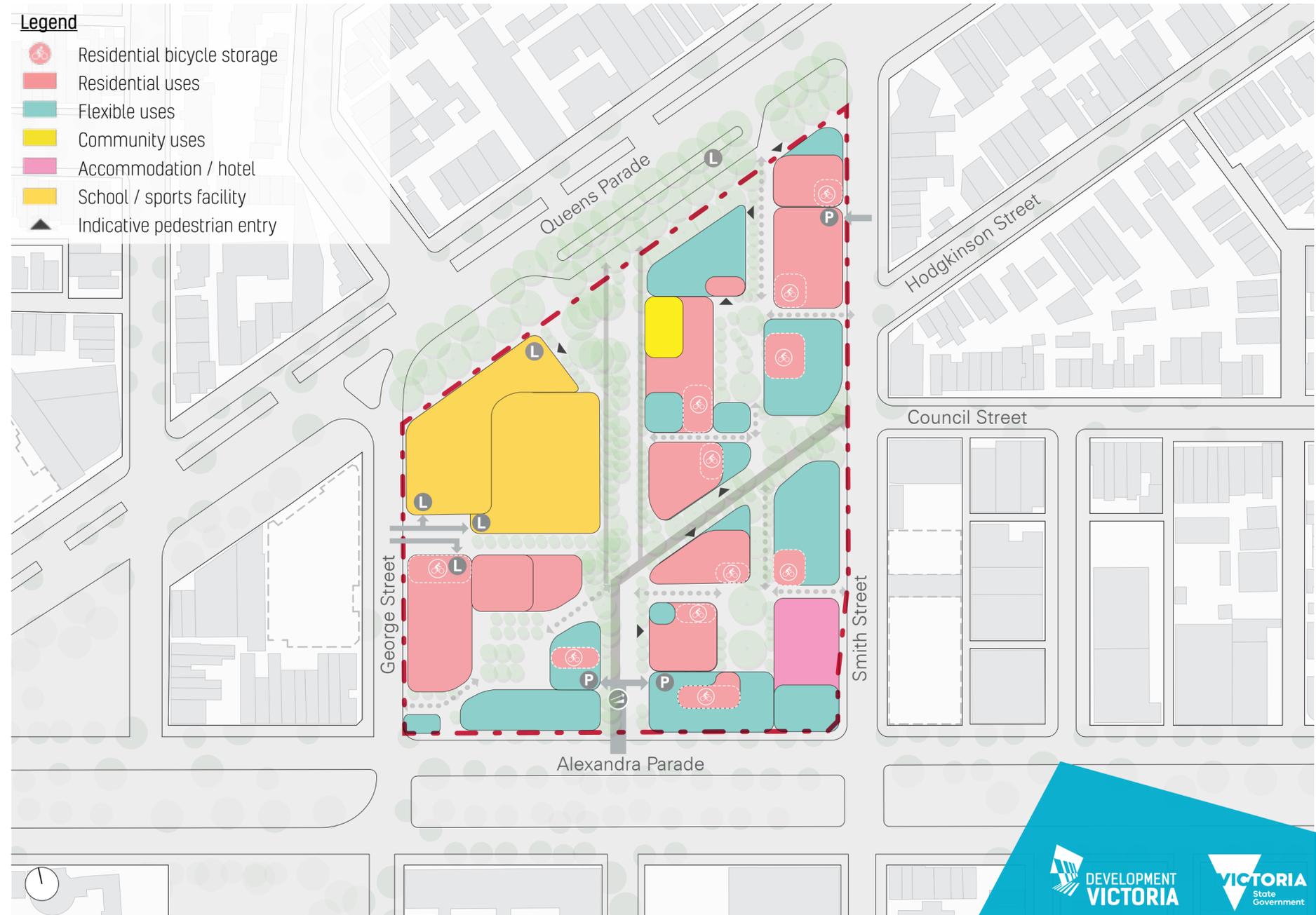
The careful curation of ground floor uses is crucial to creating a thriving neighbourhood. All ground floor spaces will have high floor to ceilings to allow for a variety of public-facing uses. 'Flexible' spaces (indicated in blue) have been located adjacent to major roads that have increased foot traffic and that are less suitable for residential uses. These spaces may include retail, hospitality, office and coworking spaces, affordable workspaces for creative industries, galleries, grocery stores and gyms. There is the potential to partner with organisations to curate creative workplaces and exhibition spaces.

There is also an opportunity to provide community oriented spaces, including for childcare facilities, maternal and child health, and for small events, such as children's birthday parties or neighbourhood group meetings. Within Development Agreements for each site, developer partners will specify how they will combat vacant spaces through programming of spaces and reduced rent for creative and community uses.

Flexible uses may include up to 50% communal residential uses, provided that these uses are not for individual dwellings. This can include meeting rooms, workshops and gyms, with visible activity helping to activate the street. Potential provision for a hotel or short-stay accommodation is located at the corner of Alexandra Parade and Smith Street, with public facing facilities on the ground floor, activating this prominent corner.

Residential entrances will be located on the ground floor, with individual access to ground floor apartments activating locations that are quiet and more protected. Where possible, residential entrances along Smith Street should provide direct visual connections to internal courtyards. Foyer-type spaces should be minimised.

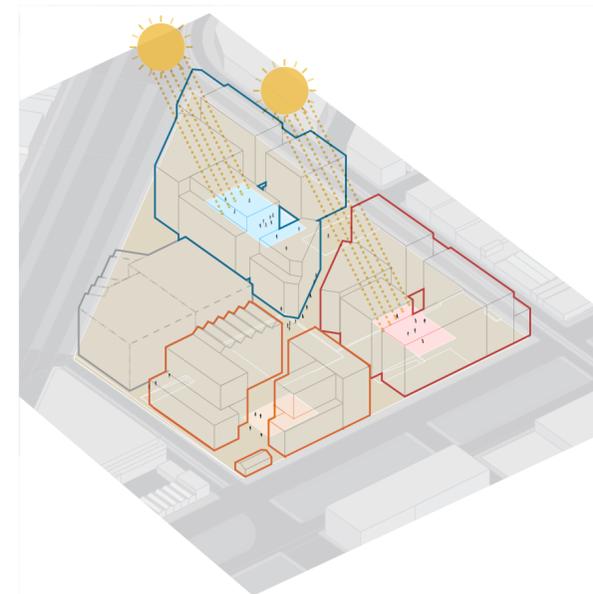
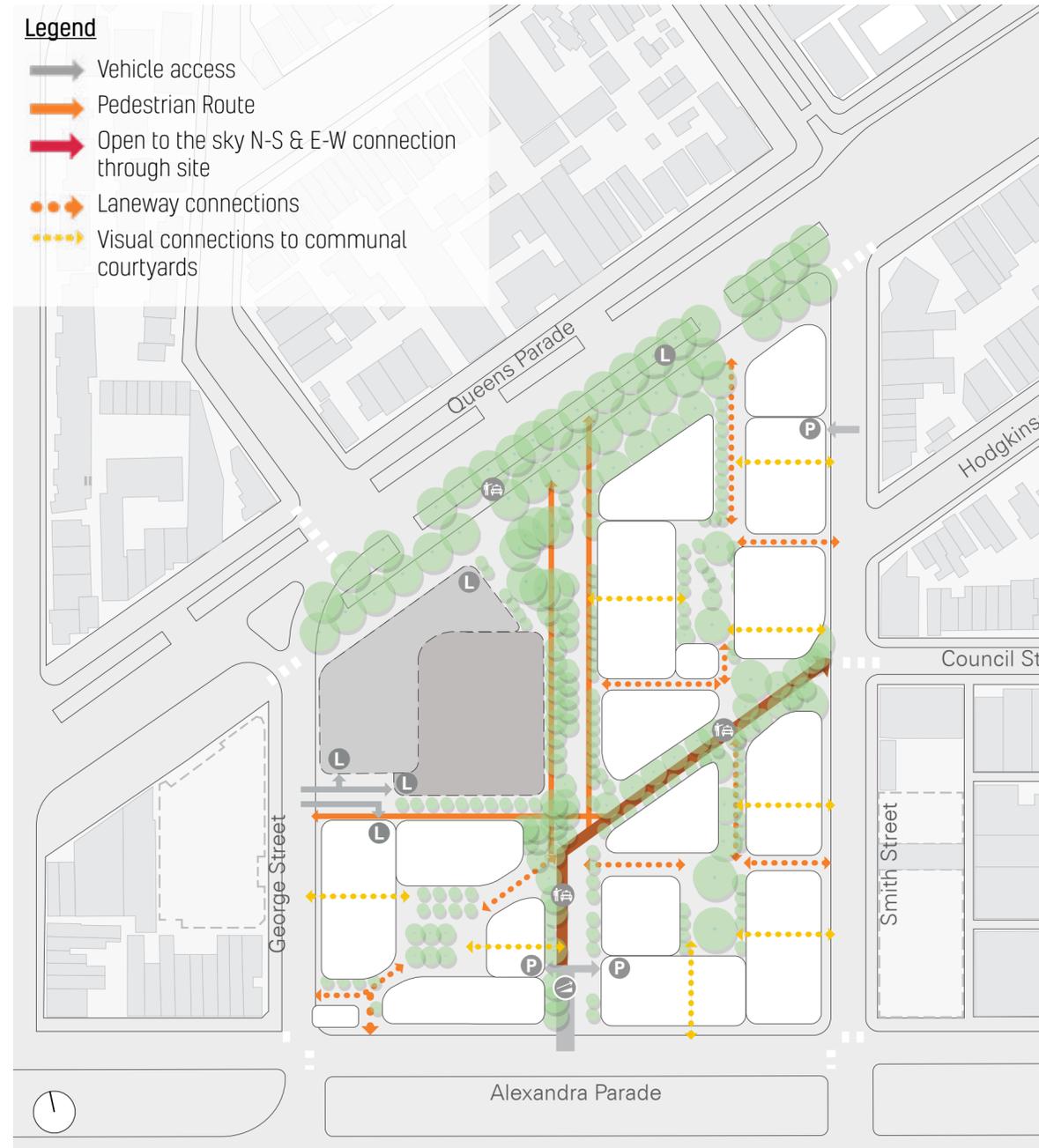
There is a preference for 50% of Bicycle parking to be accommodated on the ground floor to ensure accessibility and promote the use of sustainable transport. The Development Plan also meets the requirement for two bicycles per apartment.



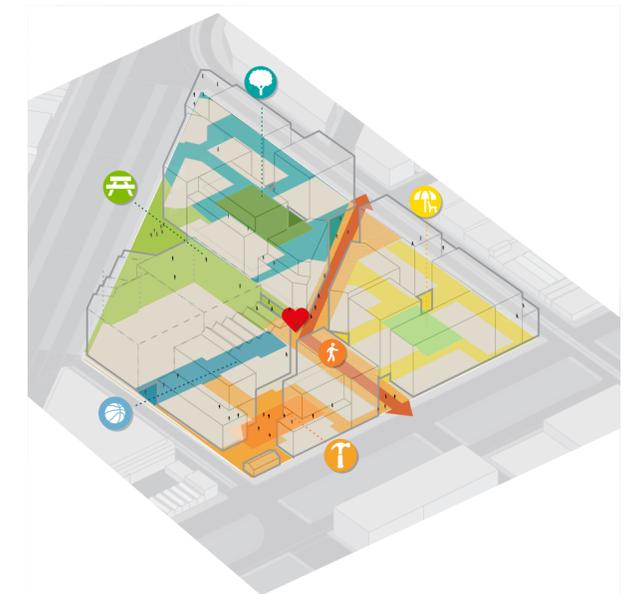
# OPEN SPACE

The Development Plan provides 8% public open space in accordance with DPO16. Fitzroy Gasworks will deliver open space through laneways and arcades, gateways, urban greening and a community garden with 220m<sup>2</sup> of agricultural space for the residential community to access.

The provision of basement car parking has allowed for further open spaces to be incorporated at ground level. The public realm incorporates a low-speed, pedestrian-prioritised shared street to link open spaces safely together.



Create shared courtyards and maximise solar access to these spaces.



Establish a central community heart linking together diverse public spaces with places to play.



Maximise urban greening by introducing trees, ground cover, vertical and roof top vegetation.

# SUSTAINABILITY & INFRASTRUCTURE

The Fitzroy Gasworks Mixed-use Residential Precinct has achieved a 6 Star Green Star Communities rating. Green Star Communities focuses on liveable, healthy places and recognises quality of design, construction and operations for sustainable buildings and fit outs.

The Development Plan aims to deliver best practice sustainable design, benefiting future residents and the local community. Sustainability at Fitzroy Gasworks includes a focus on measures that will lead to costs of living benefits for end users and will include:

- Energy Conservation;
- Water Conservation;
- Water Sensitive Urban Design (WSUD);
- Waste Management;
- Sustainability Practices in Demolition and Construction;
- Landscape;
- Transport, and
- Innovation.



<p><b>MINIMISING CONSTRUCTION WASTE</b></p> 	<p><b>DIVERSE AND AFFORDABLE HOUSING</b></p> 	<p><b>LOW ENERGY USE DWELLINGS</b></p> 	<p><b>COMMUNITY FACILITIES AND EVENTS</b></p> 
<p><b>PROMOTING SUSTAINABLE TRAVEL OPTIONS</b></p> 	<p><b>INCREASED VEGETATION</b></p> 	<p><b>REDUCED POTABLE WATER USE</b></p> 	<p><b>DIGITAL INFRASTRUCTURE</b></p> 
<p><b>ARTS, CULTURE AND HERITAGE</b></p> 	<p><b>URBAN RENEWAL</b></p> 	<p><b>CYCLING FACILITIES</b></p> 	<p><b>PEDESTRIAN PRIORITY PUBLIC REALM</b></p> 

# AFFORDABLE HOUSING

The Development Plan Overlay specifies that the site must provide a range of dwelling types, including 20% Affordable Housing. There is also potential opportunity for the project to deliver up to 10% of the overall 20% requirement as Social Housing, subject to a range of considerations. To achieve the delivery of Affordable Housing the Development Plan includes:

- A baseline of 20% Affordable Housing requirement, with flexibility for alternate models to be considered;
- A mix of one, two and three-bedroom dwellings;
- A priority on housing that is affordable to rent;
- Wider housing affordability measures that reduce the costs of living; and
- Dwelling adaptability and accessibility.

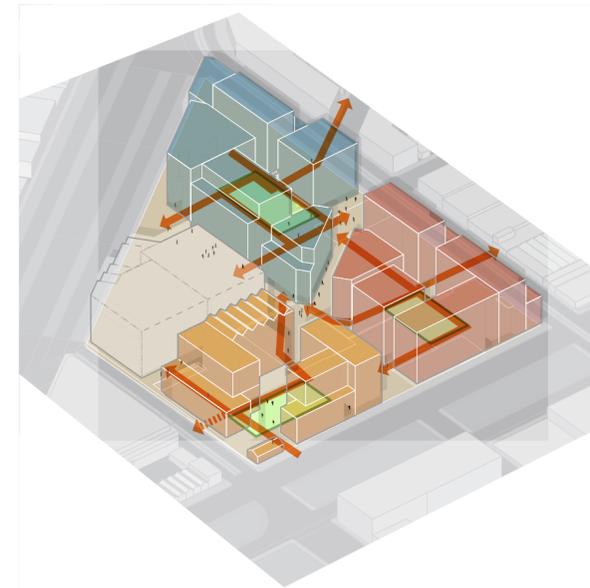
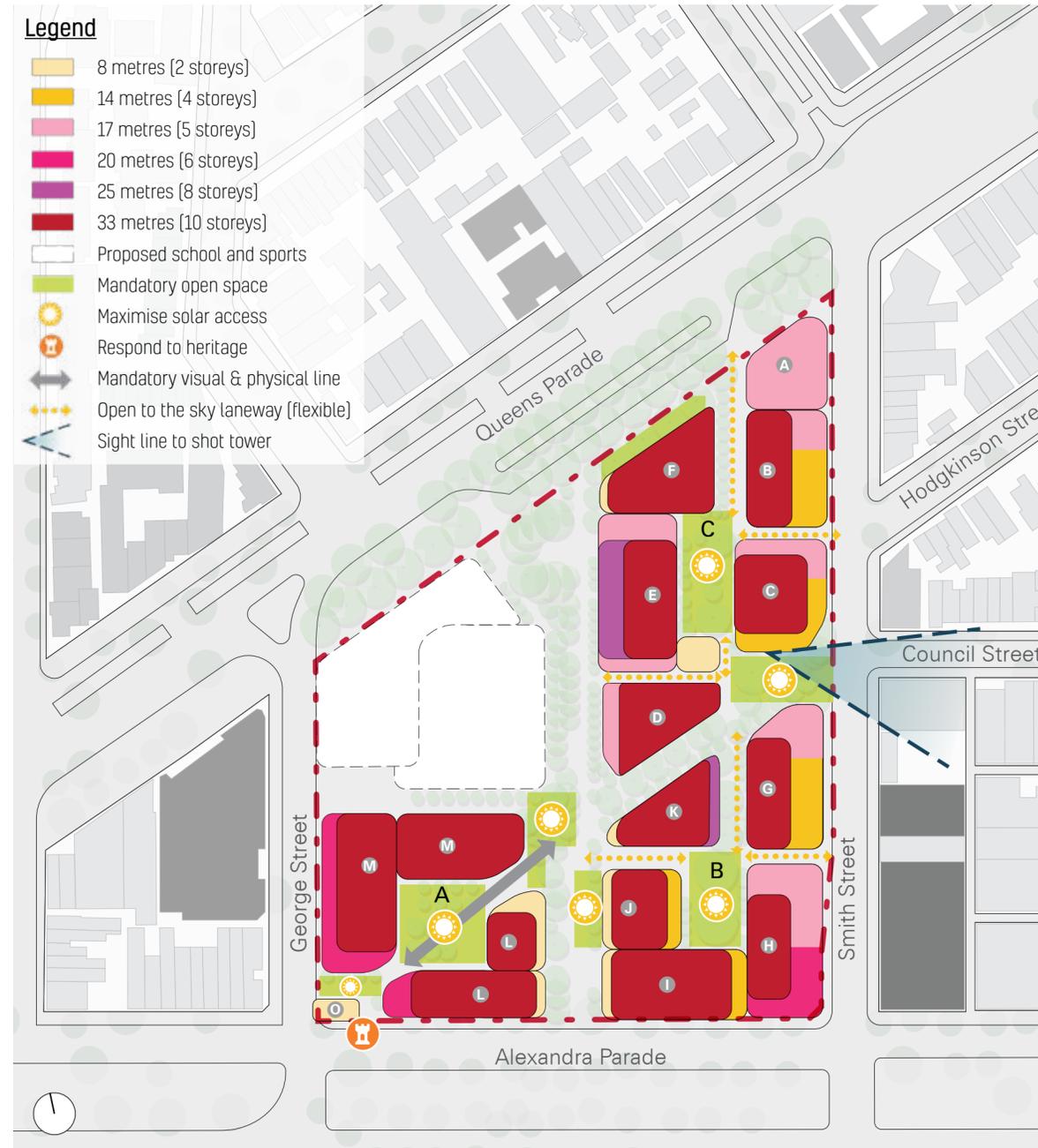
## THE HOUSING CONTINUUM



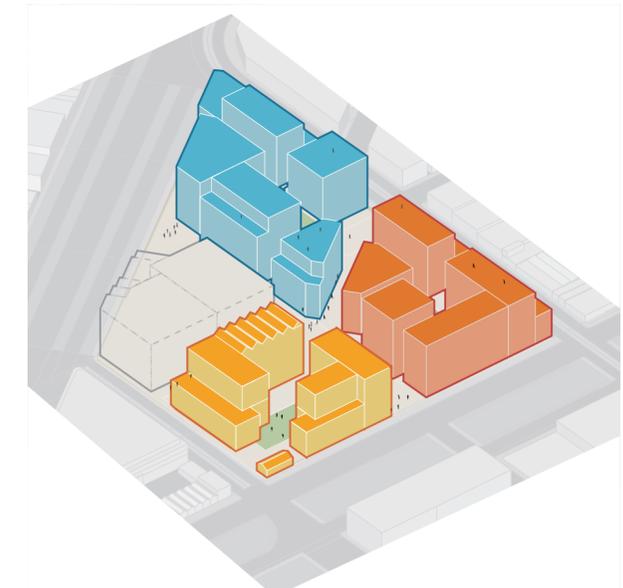
# LAND USE & BUILT FORM

The Development Plan Overlay sets out a series of height controls. This includes a maximum of 10 storeys, and setbacks along Smith Street, Queens Parade and George Street. The Development Plan proposes a variety of heights along Smith Street to provide building diversity with a range of four, five and six storeys. Rather than closed courtyards that are not accessible to the public, a series of laneways will be introduced to provide access to each central courtyard and separate the buildings.

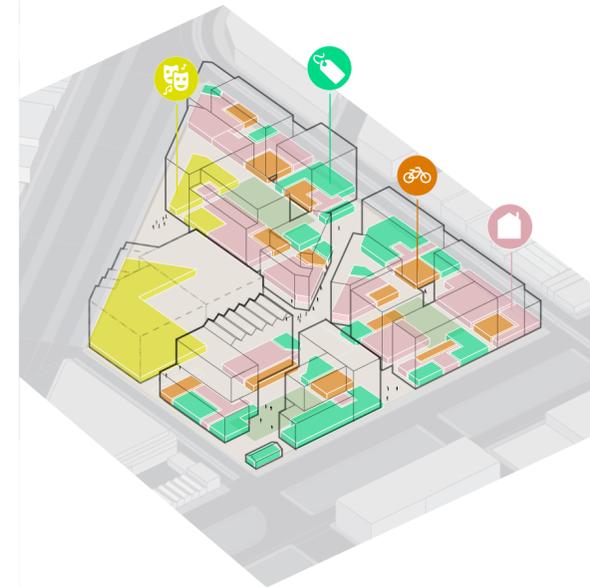
There is a remaining heritage building on the site - the Valve House - which is significant in its relationship to the former Gasworks activities and is covered by a site-specific Heritage Overlay. The Valve House is set to be restored to support future community use.



Create open perimeter block forms that respond to local context and ensure permeability through the site.



Encourage variety in building heights, forms and materiality.



Curate ground floor uses that showcase a variety of activities that emphasise interaction and human scale.

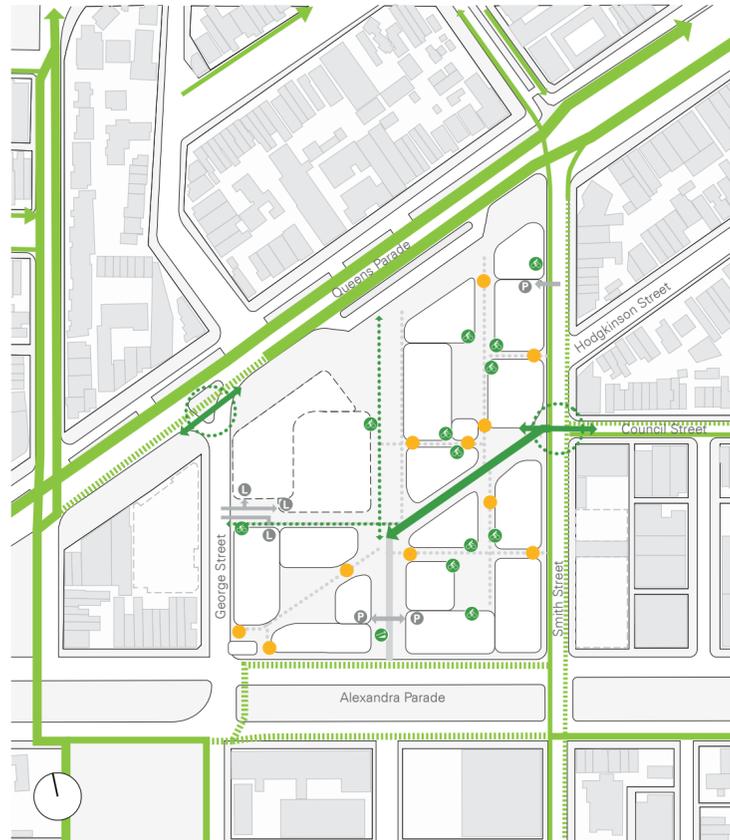
# MOVEMENT

Fitzroy Gasworks will promote cycling as a preferred transport method for residents and visitors through an abundance of bike parking on the site. Cycling access will be provided through a series of primary and secondary bicycle connections. Slow speed cycle access will be encouraged in the design of the shared street and pedestrian connections.

Fitzroy Gasworks will be a pedestrian-prioritised neighbourhood. The new internal road will be a shared street, with slow traffic speeds and high pedestrian amenity. A series of clear pedestrian walks will be created through the site, complemented by a network of laneways providing access through internal courtyards.

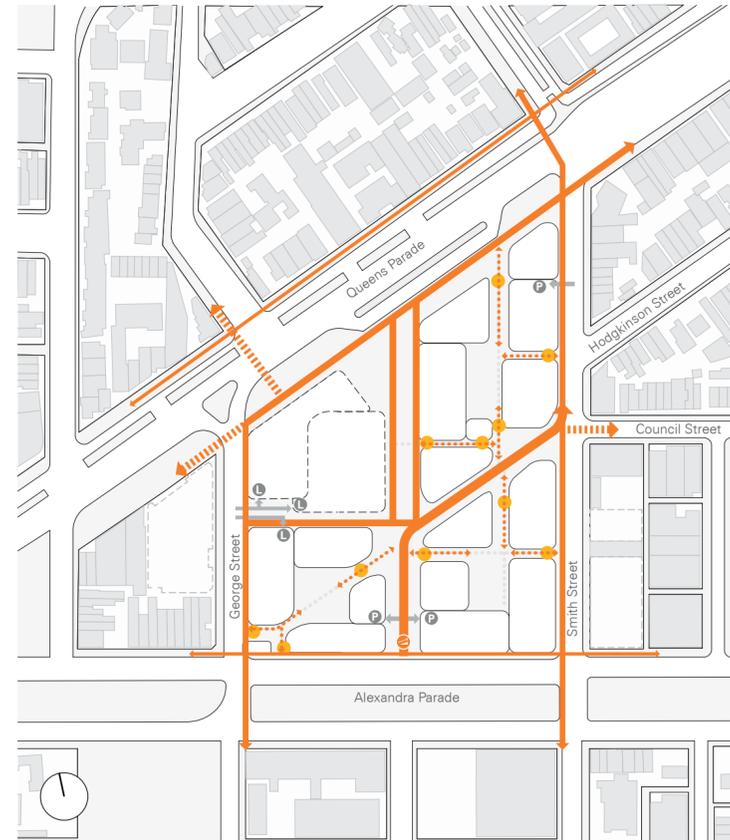
Private vehicular access will be limited on site with three entrances to basement car parking. Village Street will be one way with loading and accessible parking bays provided. A separate car parking basement will be provided for each parcel, with one entrance for each parcel. Service and emergency access will be provided throughout the site. The preference for waste collection, loading and utility access is to occur in basements.

An existing bus stop on Queens Parade will service the school, sports centre and the whole site. The 86 tram is serviced along Smith Street with a new accessible tram stop being planned to be adjacent to the new site entry, allowing for a safer and pedestrian friendly tram stop experience. The tram stop upgrade works sit outside of the Development Plan requirements and are being planned in partnership with Yarra Trams and the Department of Transport, and will be subject to a separate community engagement and approval processes.



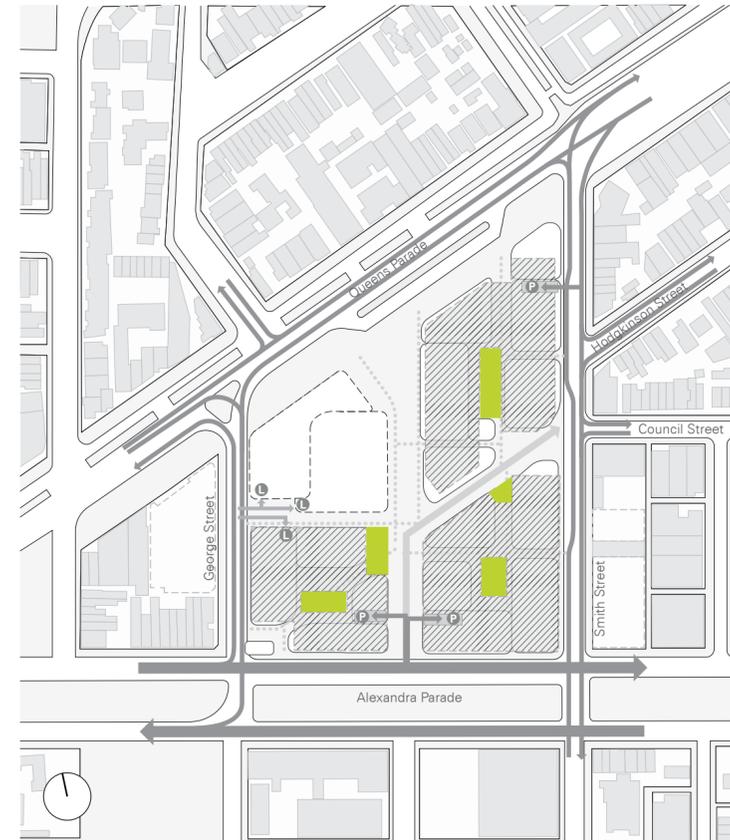
## CYCLING ACCESS

- Level change (ramp)
- Integrated bicycle parking
- Gate (open between sunrise & sunset)
- Existing on-road bicycle path
- Missing bicycle connections not in scope
- Proposed shared path bike route
- Proposed contraflow bike path
- Investigate bicycle & pedestrian crossing



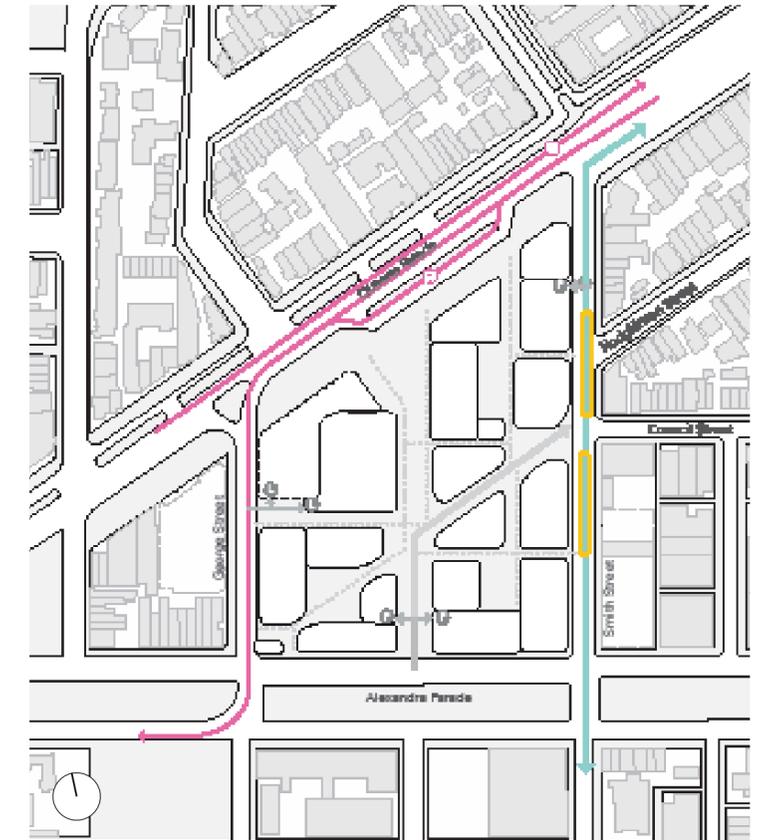
## PEDESTRIAN ACCESS

- Level change
- Pedestrian route
- Investigate pedestrian crossing - not in scope
- Daytime pedestrian access
- Gate (open between sunrise & sunset)



## VEHICULAR ACCESS

- Level change (ramp)
- Vehicle access
- Entry to consolidated car parking
- Consolidated car parking
- Deep soil



## PUBLIC TRANSPORT

- Bus stop [546]
- Bus route [546]
- Tram [86]
- Tram stop [86] - not in scope of Development Plan

TO READ THE DEVELOPMENT PLAN IN FULL VISIT  
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